

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Boise, ID 83702
August 9, 2021

I. CALL TO ORDER:

Vice-Chairman Woodings convened the meeting with a quorum at 12:02 p.m.

Present: Commissioner Latonia Haney Keith, Commissioner Lauren McLean, Commissioner Kate Nelson, Commissioner Danielle Hurd, Commissioner John Stevens, and Commissioner Ryan Woodings.

Commissioner Zuckerman, joined the meeting via conference call.

Absent: Commissioner David Bieter, and Commissioner Gordon Jones.

Agency staff members present were: John Brunelle, Executive Director; Alexandra Monjar, Project Manager - Property Development, Doug Woodruff, Development Director; Kevin Martin, Senior Business & HR Manager, Matt Edmond Parking & Mobility Director, Mary Watson, General Counsel & Contracts Manager; Kathy Wanner, Contracts Specialist; Joey Chen, Director of Finance, Holli Klitsch, Controller, and Sandy Lawrence, Executive Assistant. Also present was Agency legal counsel, Ryan Armbruster.

Caren Kay, SB Friedman, joined the meeting via conference call.

Linn Veltema, Project Manager at The AZEK Company and Jason Fuller, Capital Project Leader at The AZEK Company, joined the meeting via conference call.

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS:

III. WORK SESSION

A. Proposed FY 2022 – 2026 Capital Improvements Plan

Doug Woodruff, Development Director and Kevin Martin, Senior Business & HR Manager, gave a report.

IV. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approval of Paid Invoice Report - June 2021
2. Approval of Paid Invoice Report - July 2021

B. Minutes and Reports

1. Approval of June 12, 2021 Meeting Minutes.

C. Other

1. Approve Resolution 1714 - 2155 E Freight Street - Type 2 Participation Agreement with Boise Gateway 2, L.C.

2. Approve Resolution 1715 - Change Order No. 2 to the CM/GC Contract with Guho Corp. for the 8th & Bannock Streetscape Improvements Project
3. Approve Office Lease Renewal

Commissioner McLean made a motion to approve the Consent Agenda.

Commissioner Nelson seconded.

Roll Call:

Commissioner Woodings - Aye
Commissioner McLean – Aye
Commissioner Stevens - Aye
Commissioner Nelson - Aye
Commissioner Haney-Keith - Aye
Commissioner Hurd - Aye
Commissioner Zuckerman - Aye

All said Aye. The motion carried 7-0

V. ACTION ITEMS

A. CONSIDER: Resolution 1716 - Approval of the State Street Corridor Framework Document

Matt Edmond Parking & Mobility Director, gave a report.

Commissioner Haney-Keith moved to adopt Resolution 1716, approving the State Street Framework Plan.

Commissioner Hurd seconded.

Roll Call:

Commissioner Woodings - Aye
Commissioner McLean – Aye
Commissioner Stevens - Aye
Commissioner Nelson - Aye
Commissioner Haney-Keith - Aye
Commissioner Hurd - Aye
Commissioner Zuckerman - Aye

All said Aye. The motion carried 7-0

B. CONSIDER: Resolution 1717 - Approval of the State Street Urban Renewal Plan

Matt Edmond Parking & Mobility Director, gave a report.

Commissioner Haney-Keith moved to adopt Resolution 1717, approving the Urban Renewal Plan for the State Street District Urban Renewal Project and directing Agency staff to forward to the Boise City Council for future consideration and taxing districts for review.

Commissioner Nelson seconded.

Roll Call:

Commissioner Woodings - Aye
Commissioner McLean – Aye
Commissioner Stevens - Aye
Commissioner Nelson - Aye
Commissioner Haney-Keith - Aye
Commissioner Hurd - Aye
Commissioner Zuckerman – Aye

All said Aye. The motion carried 7-0

C. CONSIDER: Proposed FY 2021 Amended Budget

Joey Chen, Director of Finance and Holli Klitsch, Controller, gave a report.

Commissioner Haney-Keith moved to approve the FY2021 Amended Budget to new revenue expense totals of \$24,986,394 and set the time and date of Noon, August 25, 2021 for the statutorily required public hearing on the Budget Amendment.

Commissioner Nelson seconded.

Roll Call:

Commissioner Woodings - Aye
Commissioner McLean – Aye
Commissioner Stevens - Aye
Commissioner Nelson - Aye
Commissioner Haney-Keith - Aye
Commissioner Hurd - Aye
Commissioner Zuckerman - Aye

All said Aye. The motion carried 7-0

D. CONSIDER: Proposed FY 2022 Original Budget

Joey Chen, Director of Finance and Holli Klitsch, Controller, gave a report.

Commissioner Haney-Keith moved to approve the FY2022 Original Budget totaling \$61,755,759 and set the time and date of Noon, August 25, 2021, for the statutorily required public hearing on the Agency's budget for the coming fiscal year.

Commissioner Nelson seconded.

Roll Call:

Commissioner Woodings - Aye
Commissioner McLean – Aye
Commissioner Stevens - Aye
Commissioner Nelson - Aye
Commissioner Haney-Keith - Aye
Commissioner Hurd - Aye
Commissioner Zuckerman - Aye

All said Aye. The motion carried 7-0

E. CONSIDER: Designate 1001 E Gowen Rd - AZEK for Type 2 Participation

Alexandra Monjar, Project Manager - Property Development, gave a report.

Commissioner Haney-Keith moved to direct staff to negotiate a final Type 2 Participation Agreement with CPG International, LLC for future board approval.

Commissioner Hurd seconded.

Roll Call:

Commissioner Woodings - Aye
Commissioner McLean – Aye
Commissioner Stevens - Aye
Commissioner Nelson - Aye
Commissioner Haney-Keith - Aye
Commissioner Hurd - Aye
Commissioner Zuckerman - Aye

All said Aye. The motion carried 7-0

F. CONSIDER: Resolution 1713 - Approval of RFQ Ranking for Parking Operator 2021 Services

Kathy Wanner, Contracts Specialist Karl Woods, Senior Project Manager – Capital Improvements, gave a report.

Commissioner Haney-Keith moved to adopt Resolution No. 1713 approving the ranking for the RFQ-Parking Operator 2021 and authorizing the Executive Director to negotiate and execute a new Parking Operations Agreement for ParkBOI public parking garage management and operations.

Commissioner McLean seconded.

Roll Call:

Commissioner Woodings - Aye
Commissioner McLean – Aye
Commissioner Stevens - Aye
Commissioner Nelson - Aye
Commissioner Haney-Keith - Aye
Commissioner Hurd - Aye
Commissioner Zuckerman - Aye

All said Aye. The motion carried 7-0

VI. MEETING ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner McLean to adjourn the meeting. Commissioner Haney-Keith seconded the motion.

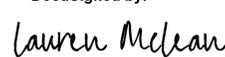
The motion carried 7-0. The meeting adjourned at 1:52 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 20th DAY OF SEPTEMBER 2021.

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Dana Zuckerman, Chair

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Lauren McLean, Secretary

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